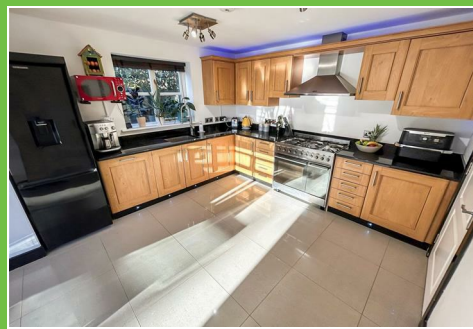


Town & Country

Estate & Letting Agents



35 Ffordd Spoonley, Llansantffraid, SY22 6FB

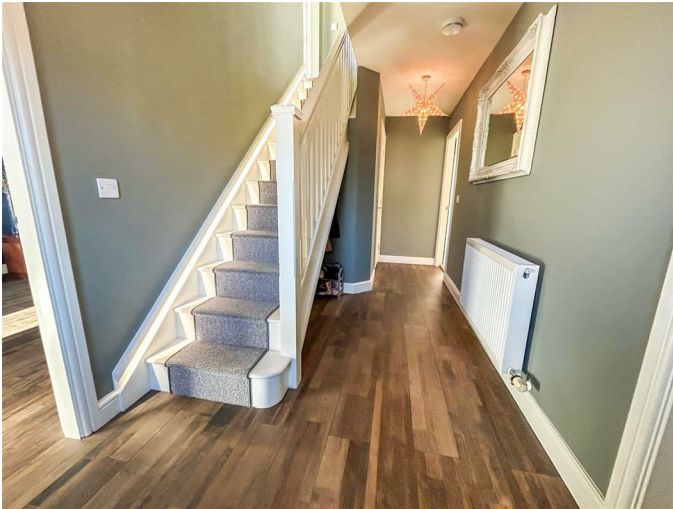
Offers In The Region Of £459,950

Town and Country Oswestry offer this beautifully appointed, spacious five bedroom family home to the market. Located on a small development in the pretty village of Llansantffraid, all amenities are close at hand including shops, schools and good road links. The property is set over three floors and has been updated and improved by the current owners to create a modern family home with high specification fittings and finish. The five bedrooms are all a good sized with two having en suite facilities. To the outside there is extensive off road parking, detached double garage and solar panelling. A fantastic house with inspection highly recommended.

Directions

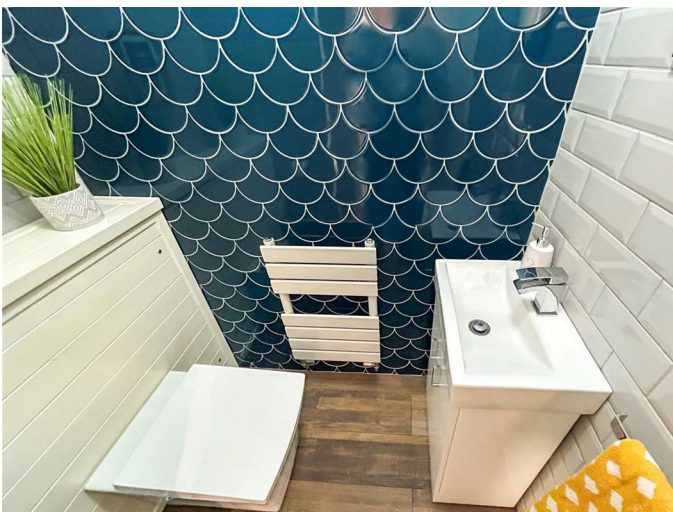
From our Willow Street office, proceed out of town before turning left onto Welsh Walls. Follow the road round and turn left and proceed to the traffic lights. At the lights turn right and head towards Morda. Proceed through the village and turn right upon reaching the bypass. Continue along before turning right at the crossroads at Llynclys. Follow the road along until reaching a turning on the left signposted for Llansantffraid. Proceed into Llansantffraid and take the 2nd exit at the roundabout just after the petrol station. Follow the road up into Spoonley Farm estate where the property will be seen on the left hand side at the top of the development.

Entrance Hall



The bright, spacious entrance hall has a part glazed door to the front, wood flooring, telephone point, stairs leading to the first floor with feature lighting, radiator and a useful under stairs space. Doors lead off to the cloakroom, kitchen, playroom and the lounge.

Cloakroom



The cloakroom has been recently restyled with contemporary tiled walls and wood flooring. Fitted with a white suite comprising a low level WC with a

concealed flush, wash hand basin on a modern vanity unit with a mixer tap over, heated towel rail and an extractor fan.

Play Room/ Sitting Room 12'7" x 11'6" (3.84m x 3.51m)



A very versatile room ideal for a number of uses. Currently used as a playroom having a window to the front and a radiator.

Lounge 24'2" x 11'6" (7.37m x 3.53m)



A fantastic family and entertaining space having a window to the front with electric blinds, two radiators, TV/telephone points, feature cornicing with inset downlighters, wood flooring and patio doors leading out to the rear garden.

Additional Photo



Kitchen/ Family Room 11'6" x 11'1" (3.53m x 3.38m)



The kitchen is fitted with a quality range of fitted base and wall units in an oak finish with solid granite worktops and upstands over, inset sink with a mixer tap over, integrated dishwasher, Smeg range cooker with a Belling stainless steel extractor hood over, tiled flooring, plinth lighting, feature up lighting, space for a fridge/ freezer, a window to the side and a door leading to the utility. The kitchen opens out onto the family room making it a great space for dining and entertaining.

Family Room 11'10" x 7'10" (3.61m x 2.41m)

A delightful light and airy room with bi-fold doors opening onto the garden and windows to one side, tiled floor, tv point, contemporary fitted radiator and a vaulted ceiling with feature downlighting.

Utility 6'6" x 7'4" (2.00m x 2.25m)



The utility has fitted wall units and an oak block work surface, tiled flooring, space and plumbing for appliances, Worcester oil fired central heating boiler, part glazed door to the rear, part tiled walls and a built in storage cupboard with fitted shelving.

First Floor Landing



The first floor landing has a staircase leading to the second floor with the continuation of the feature lighting, two central heating thermostats and a built in airing cupboard housing the hot water cylinder. Doors lead to three bedrooms and the family bathroom.

Bedroom One 18'2" x 11'6" (5.56m x 3.53m)



A great sized double bedroom having a window to the front, radiator, two built in double wardrobes and a TV point. A door leads through to the en suite.

Additional Photo

En Suite 11'6" x 5'6" (3.51m x 1.68m)



The well appointed en suite has a window to the rear, a white suite comprising a low level WC, wash hand basin with a mixer tap over, panelled bath with a mixer tap over, shower cubicle with a mains powered shower, tiled walls and flooring, light/shaver point, extractor fan, illuminated vanity mirror and a radiator.

Bedroom Two 14'11" x 11'6" (4.57m x 3.53m)

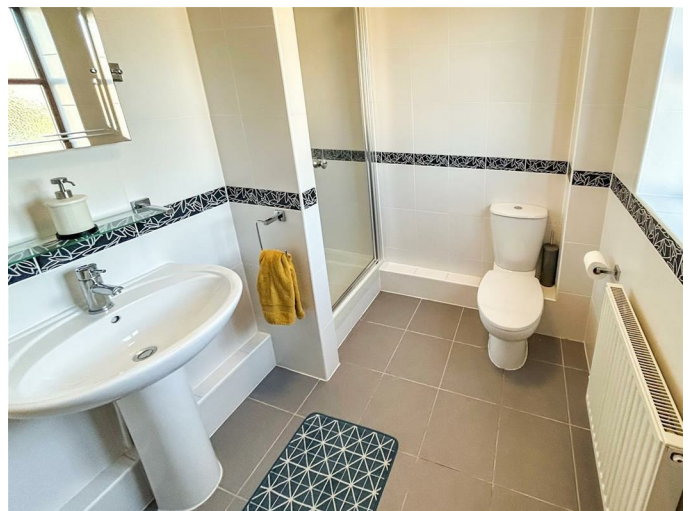


A second large double bedroom having a window to the front, radiator, telephone point, built in double wardrobe and a door leading to the en suite.

Additional Photo



En Suite 6'0" x 6'7" (1.83m x 2.01m)



The second en suite has a white suite comprising a low level WC, wash hand basin with a mixer tap over, shower cubicle with a mains powered shower,

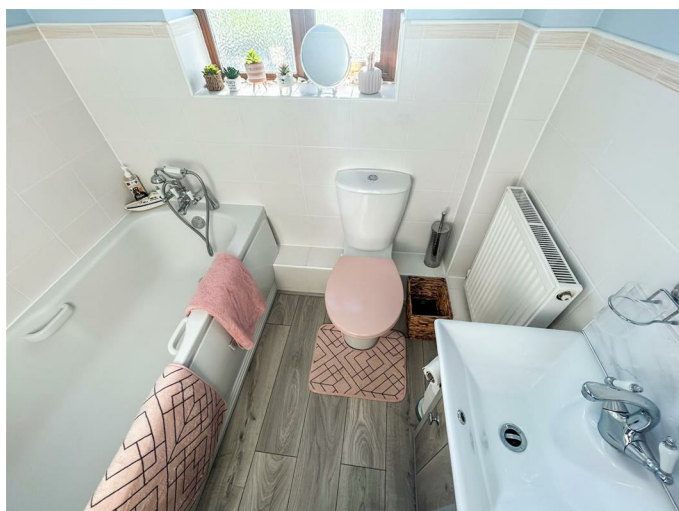
light/shaver point, radiator, tiled walls and flooring and a window to the front.

Bedroom Three 8'9" x 8'5" (2.67m x 2.57m)



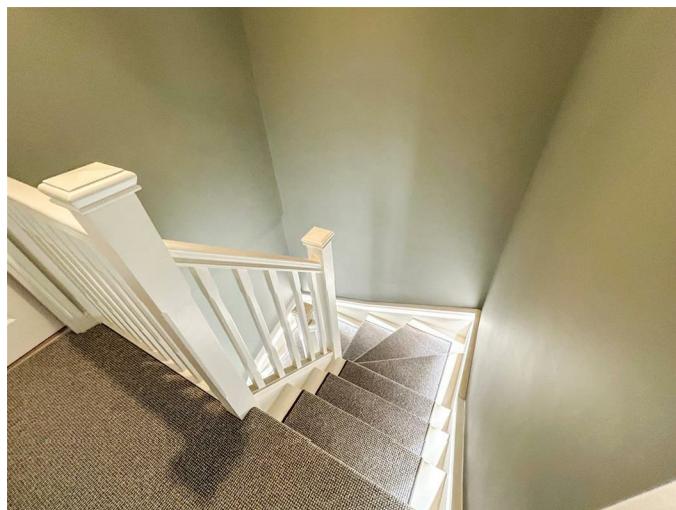
The third bedroom has a window to the rear with great views, radiator, TV and telephone points and a built in single wardrobe.

Family Bathroom



The family bathroom is fitted with a panelled bath with a mixer tap over and a shower head, a window to the rear, wash hand basin on a modern vanity unit with a mixer tap over, low level w.c., radiator, part tiled walls, wood flooring, shaver light and an extractor fan.

Second Floor Landing



The second floor landing and staircase has the continuation of the feature lighting and doors leading to the two top floor bedrooms and family shower room.

Bedroom Four 22'0" x 11'8" (6.71m x 3.58m)



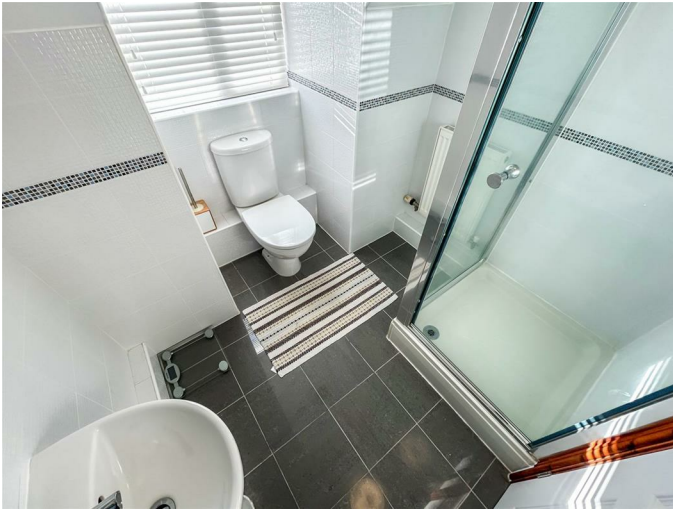
A fantastic sized room ideal for a number of uses and currently used as a guest suite. Having a Velux window to the rear, two radiators, window to the front, built in storage cupboard and TV and telephone points.

Bedroom Five 21'10" x 11'6" (6.68m x 3.53m)



Another fantastic room currently used as a games room having a Velux window to the rear, window to the front, two radiators, TV and telephone points, built in storage cupboard and a loft hatch.

Shower Room



The shower room is ideally located to service both top floor rooms and has a window to the rear, low level w.c., wash hand basin with a mixer tap over, shower cubicle with a mains powered shower, radiator, tiled flooring, fully tiled walls and an extractor fan.

Outside



The property is accessed from the road over a double width brick paved driveway which provides extensive off-street parking and leads to the detached double garage. The front gardens are laid to lawn with a gravelled area providing more parking space. A paved pathway leads to the front door with outside lighting. The garden is bordered by hedging and feature planting.

Detached Double Garage 19'10" x 19'10" (max 6.05m x 6.05m (max)



Twin up and over doors, power and lighting

Rear Garden

The private rear garden has a recently installed Indian stone patio located off the family room and back door making an ideal space for entertaining and al fresco dining. The garden has outside lighting and is lawned with gated access onto the driveway. The garden is fully enclosed by fencing making it ideal for children and pets.

Additional Information

The property also has the benefit of sola panels with a battery pack.

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional,

independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Powys County Council and we believe the property to be in Band G.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 2.00pm

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes

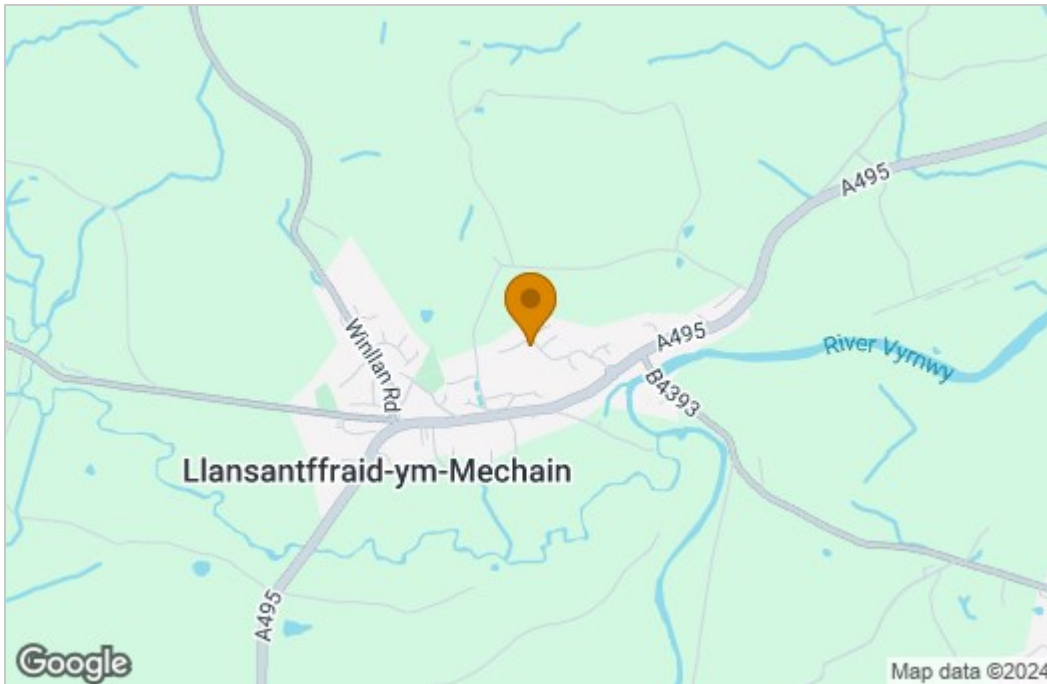
and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

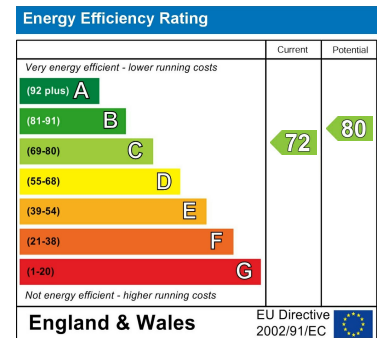
Floor Plan



Area Map



Energy Efficiency Graph



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